





**** NO UPWARD CHAIN ****

A superb three-bedroom linked detached property offering well-planned accommodation in a convenient and attractive setting close to Branston Golf & Country Club. The property includes a good-sized living room, a kitchen diner with access to the garden, three bedrooms, a family bathroom, and a garage with driveway providing off-street parking. The home would suit a range of buyers, offering a comfortable layout with potential for personalisation.



Ground Floor

The accommodation is entered via a front door into the entrance hallway, which provides access to the main living room. The living room is positioned to the front of the property and features a double glazed window allowing natural light, carpeted flooring, and a focal fireplace with decorative surround. Stairs rise to the first floor, and a door leads through to the kitchen diner.

Positioned at the rear of the home, the kitchen diner includes matching wall and base units with roll-edge preparation work surfaces, a stainless steel sink with mixer tap and drainer, integrated oven with four-ring gas hob and extractor, tiled splashbacks, and space for further appliances. There is ample room for a dining table, a double glazed window overlooking the rear garden, and French doors leading directly to the patio area.

First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom is a double room with a double glazed window to the front elevation, while the second bedroom overlooks the rear garden. The third bedroom offers flexibility for use as a single bedroom, nursery, or study.

The family bathroom comprises a three-piece suite including a bath with shower over and glass screen, wash-hand basin, and low-level WC, complemented by tiled walls, a heated towel rail, and a double glazed window with opaque glass to the rear.



Outside

To the front of the property is a small lawn area and a driveway providing off-street parking leading to the single garage, which offers storage or scope for conversion (subject to the relevant permissions). The rear garden is mainly laid to lawn with a paved patio area ideal for outdoor seating. Mature trees and fencing provide a good degree of privacy, creating a pleasant outdoor space.

Location







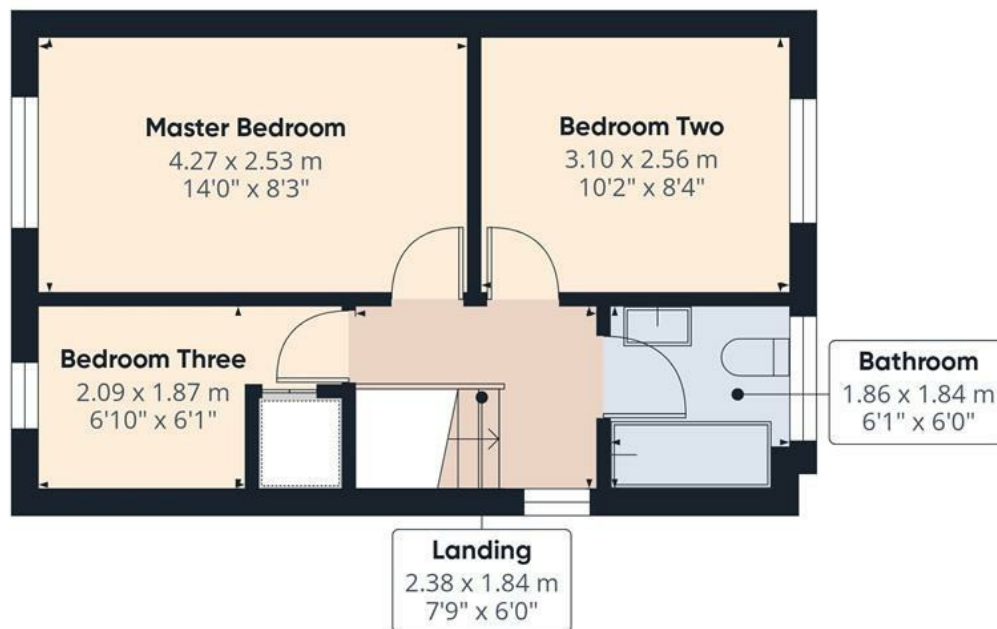
The property is ideally positioned close to Branston Golf & Country Club, which offers an 18-hole golf course, gym, swimming pool, spa facilities, tennis courts, and a popular restaurant and bar — making it a key lifestyle attraction for the area.

Branston itself is a well-regarded residential location offering a range of local shops, cafés, and schools. The nearby A38 provides excellent transport links towards Burton-on-Trent, Derby, and Lichfield, while local countryside walks and Branston Water Park are just a short distance away.





Floor 0



Floor 1

Approximate total area⁽¹⁾

64.2 m²

691 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 